

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
BENNETT TIRE CO			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
1474 TREMONT ST			0	No Sewer	0	Paved	0	Average	COMMERC.	3300	620,900	620,900		
DUXBURY MA 02332					0	Medium			COM LAND	3300	1,053,400	1,053,400		
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 12404 Total Acres 1.96 Chapter La GIS ID F_875795_2847331						Cyclical Exemption W District Res Exem	50		COMMERC.	3300	135,600	135,600		
<b>SUPPLEMENTAL DATA</b>										Total		1,809,900	1,809,900	VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BENNETT TIRE CO							53750	95	11-02-2020	Q	I	1,650,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILLBROOK HOLDINGS LLC							44922	0047	11-07-2014	U	I	752,500	1B	2023	3300	585,800	2022	3300	585,800	2021	3300	384,400
MILLBROOK ENTERPRISES INC							4392	0394	01-09-1978	U	I	0	1N		3300	907,100		3300	907,100		3300	725,700
															3300	87,600		3300	87,600		3300	87,600
Total												1,580,500	Total	1,580,500	Total	1,197,700						

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total				
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES			
PERIMETER - 241		BLDG#1 DUXBURY MOTORWORKS	
BLDG#2 BUXBURY MOTORWORKS+IMPRESSIONS		AUTO DETAILING	
HAS 4 LIFTS, BUT CLAIMS AS PERSONAL PROPERTY; BOTH BLDG ATTACHED,FUNC AS 2			

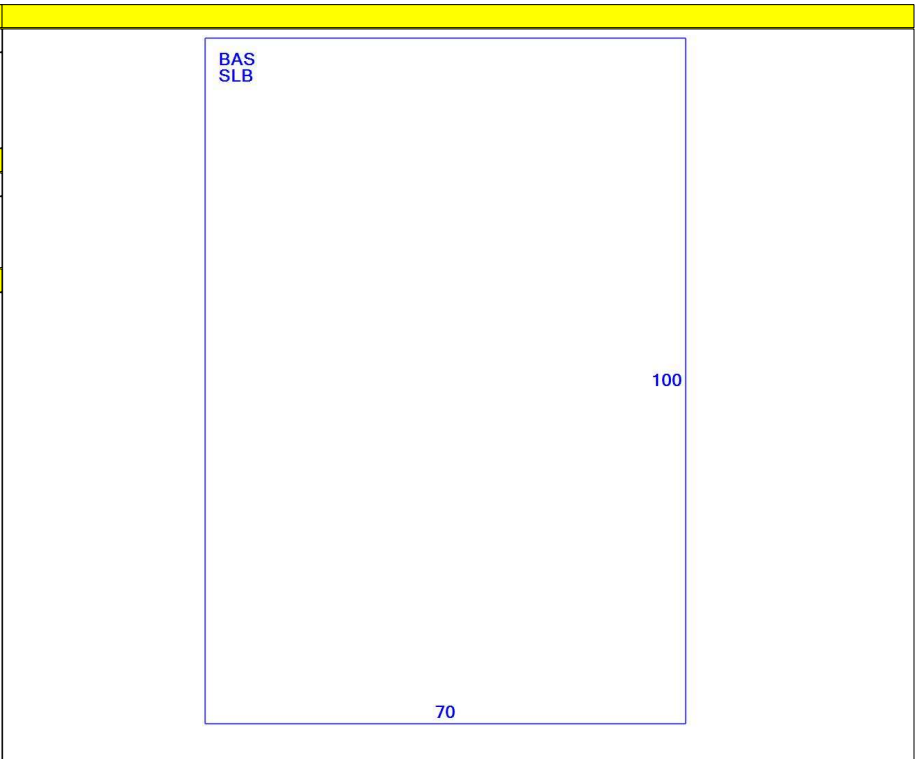
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
20000499	12-15-2000	MN	Maintenance	7,200		100		ENC 6X48 WALKWAY		04-26-2021	SJD	9		01	Measure - No Entry
19990132	04-15-1999	NC	New Construct			100		INSTALL LIGHTED SIGN		05-12-2014	DG			00	Measure & Listed
14879	04-06-1998	NC	New Construct			100		7X14 MOUNTED SIGN		04-12-2013	VGS			20	Field Review
										10-01-1999	RWF	7	00	Measure & Listed	

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3300	Auto V S&S	NB	Primary	85,378	SF	9.87	1.00000	C	1.00	1090	1.000		0	9.87	1,053,400
Total Card Land Units					1.96	AC	Parcel Total Land Area:					1.96	Total Land Value			1,053,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	1.00				
Exterior Wall 1	27	Pre-Finsh Metl			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	01	Metal/Tin			
Interior Wall 1	01	Minimum			
Interior Wall 2					
Interior Floor 1	03	Concrete	RCN		464,450
Interior Floor 2					
Heating Fuel	03	Gas	Year Built		1988
Heating Type	04	Forced Air-Duc	Effective Year Built		1999
AC Type	01	None	Depreciation Code		A
Use Type	2	Retail	Remodel Rating		
Bldg Use	3300	Auto V S&S	Year Remodeled		
Total Rooms	0		Depreciation %		22
Total Baths	0		Functional Obsol		10
SF Finish Bsmt			External Obsol		
Lighting	03	Average	Trend Factor		1.000
Class	D	Class D	Condition		
Heat/AC	03	Average	Condition %		
Pct Heated	100		Percent Good		68
Baths/Plumbing	02	Average	Cns Sect Rcnd		315,800
Ceiling/Wall	00	None	Dep % Ovr		
Rooms/Prtns	01	Light	Dep Ovr Comment		
Wall Height	16.00		Misc Imp Ovr		
Base Floor	1.00		Misc Imp Ovr Comment		
1st Floor Use			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
OHD	Overhead Door	B	1	4100.00	2000		0		0.00	0
TNK1	TANK-UNDER	L	4,000	4.00	1980	A	70	C	1.00	11,200
LT3	Lights - Incnd	L	1	620.00	1980	A	70	C	1.00	400
FN2	Fence - Wood	L	260	35.00	1980	A	70	C	1.00	6,400
PAV1	Paving - Asphal	L	42,000	4.00	1980	A	70	C	1.00	117,600

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	7,000	7,000	7,000	66.35	464,450		
SLB	Slab	0	7,000	0	0.00	0		
Ttl Gross Liv / Lease Area		7,000	14,000	7,000		464,450		



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
BENNETT TIRE CO  1474 TREMONT ST  DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed						
			0 No Sewer	0 Paved	0 Average	COMMERC.	3300	620,900	620,900						
		<b>SUPPLEMENTAL DATA</b>			0 Medium		COM LAND	3300	1,053,400		1,053,400				
		Alt Prcl ID	Cyclical Exemption		50	COMMERC.	3300	135,600	135,600						
		Scnd Hom	District Res Exem												
		Tax Class T	Assoc Pid#												
		Tot Fin Are 12404													
		Total Acres 1.96													
		Chapter La													
		GIS ID F_875795_2847331													
						Total		1,809,900	1,809,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BENNETT TIRE CO		53750 95	11-02-2020	Q	I	1,650,000	00	Year	Code	Assessed	Year	Code	Assessed		
MILLBROOK HOLDINGS LLC		44922 0047	11-07-2014	U	I	752,500	1B	2023	3300	585,800	2022	3300	585,800		
MILLBROOK ENTERPRISES INC		4392 0394	01-09-1978	U	I	0	1N		3300	907,100	2021	3300	907,100		
									3300	87,600		3300	87,600		
								Total		1,580,500	Total		1,580,500		
								Total			Total		1,197,700		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
		Total	0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
1090															
NOTES															
PERIMETER - 137															
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	3300	Auto V S&S			0.000 AC	0.00	1.00000	0	1.00	1090	1.000		0	0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area: 1.96					Total Land Value 1,053,400				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	25	Service Shop			
Model	94	Commercial			
Grade	03	Average			
Stories	1				
Occupancy	2.00				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minimum			
Interior Wall 2	05	Drywall			
Interior Floor 1	14	Carpet			
Interior Floor 2	03	Concrete			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Use Type	2	Retail			
Bldg Use	3300	Auto V S&S			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3300	Auto V S&S	100
		0
		0

COST / MARKET VALUATION	
RCN	517,788
Year Built	1920
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	10
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	55
Cns Sect Rcnld	284,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
OHD	Overhead Door	B	4	4100.00	1971		55		0.00	9,000
MEZ1	Mezzanine - Un	B	792	26.00	1971		55		0.00	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,394	6,394	6,394	75.02	479,678	
BSM	Basement	0	2,540	508	15.00	38,110	
SLB	Slab	0	3,696	0	0.00	0	
Ttl Gross Liv / Lease Area		6,394	12,630	6,902		517,788	

